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PUBLIC WORKS DIRECTOR

October 23, 2007

EMAILED

Ben Sticka, Planner II
Development Services Center
Planning & Development Department
Current Planning
731 S. Fourth Street
Las Vegas, NV 89101-6706

SUBJECT: Justification letter for the Site Development Plan Review of CLV Fire Station #101

Dear Mr. Sticka,

This letter is to serve as a justification letter for the City of Las Vegas Temporary Fire Station #101, located on the property at the intersection of Sky Pointe Drive and Ackerman Avenue, assessor's parcel no 125-08-401-004. The City of Las Vegas is installing a temporary fire station at this site in order to keep up with the growing demands for providing fire and life safety services in accordance with the CLV Fire and Rescue Master Plan. The temporary fire station is located on a parcel of land that has a zoning designation of C-2 "General Commercial".

Fire Station #101 is proposed as a temporary fire station to be set in service for a minimum of 5 years. The temporary fire station will consist of one 24'X60' dormitory trailer and one 12'X40' office trailer, connected by a platform with stairs for access to the trailers. An 18'X42' fire truck canopy and an 8'X10' storage shed will also be placed on the site. The trailers, truck canopy, parking spaces and storage shed will be placed on a 132' X 100' asphalt pad.

Colors – The color palette for the trailers, truck canopy and storage shed are predetermined by the respective manufacturers of these items. A photo of the actual truck canopy and trailer has been included with the drawings for your review.

Parking – We are providing five standard parking spaces and one handicapped parking space to comply with Title 19 requirements. A crew of four, active duty fire fighters will be stationed at this site. This temporary fire station is designated for the sole use of the fire fighters and as such, the general public will not be visiting this fire station.

Street Access – The fire department has requested that they be allowed to construct a fire access road only, in lieu of construction half-street improvements along Ackerman Avenue. The reason for this is that the fire station is temporary in nature.

Landscaping – We are not providing landscaping at this fire station site as this fire station is temporary. We respectfully request a waiver of the Title 19 landscaping requirements.

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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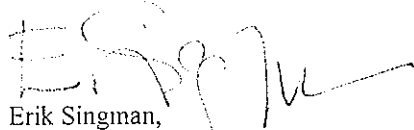
TDD 702.386.9108

www.lasvegasnevada.gov

SDR-25269
12/06/07 PC

Email – Please also review the attached email from Sam Tolman to Flynn Fagg regarding prior discussion requesting a staff review by planning for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'ESingman', with a long horizontal stroke extending to the right.

Erik Singman,
Designer, CLV Office of Architectural Services

Enc: 19 folded copies and 1 rolled, colored copy of the site plan, deed and legal description, pre-application checklist, application/petition form for SDR, color photos of dormitory trailers, tuff shed and truck canopy, 1 folded and 1 rolled copy of the floor plan, 2 folded and 1 rolled copy of the building elevations. Color and material board not required per Linda Maynard. All drawings submitted are 11X17 size.

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